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11/06/2001 12:56 PM NO FEE
Book - 8522 Pg - 7375-7379
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-ENVIRONMENTAL QUALITY
BY: KLB, DEPUTY - WI 5 P.

When recorded return to:
Utah Department of Environmental Quality
Division of Environmental Response and Remediation
Attention: Voluntary Program Coordinator
168 North 1950 West
Salt Lake City, Utah 84116

Gale Stott, General Manager
Steel Properties L.C.
550 West 1700 South
Salt Lake City, Utah 84115

RECEIVED
NOV 13 2001
DEQ
Environmental Response & Remediation

Certificate of Completion

Date of filing: _____

1. Compliance with Terms of Voluntary Cleanup Program

The Executive Director of the Utah Department of Environmental Quality (UDEQ) has determined that Steel Properties L.C. (applicant) has completed the Voluntary Cleanup Program of the property described in Attachment "A" hereto (the Property) in accordance with Sections 19-8-108 and 19-8-110 of the Utah Code and the Voluntary Cleanup Agreement entered into on January 27, 1999, and that the applicant is entitled to receive this Certificate of Completion (COC) pursuant to Section 19-8-111 of the Utah Code, subject to the conditions set forth in paragraph three below.

2. Acknowledgment of Protection From Liability

This COC acknowledges protection of liability provided by Section 19-8-113 of the Utah Code to future property owners who obtain the Property and to lenders who make loans secured by the Property covered by this COC. As set forth in Section 19-8-113, this release of liability is not available to an owner or lender who was originally responsible for a release or contamination, or to an owner or lender who changes the use/uses of the Property from the use specified in the COC if the changed use/uses may reasonably be expected to result in increased risks to human health or the environment or to an owner or lender who causes further releases on the Property covered by the COC.

3. Specified Land Use

The future land use/uses of this site will be consistent with the industrial/commercial worker exposure scenario as described in the Risk Assessment Guidance for Superfund, Volume I, Human Health Evaluation, Parts A and B. The industrial/commercial worker exposure scenario is described as: exposure to adults to incidental ingestion and dermal contact to hazardous constituents for a duration of 25 years at a frequency of 250 days/year for eight hours a day. UDEQ and the applicant anticipate the future use/uses to be limited to industrial/commercial use/uses. Commercial industries including managed care facilities,

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hospitals or any type of business that would require a caretaker to reside on the facility are not anticipated as future uses for this site. Commercial industries that would expose children to hazardous constituents at the site for extended periods of time (such as day care and school facilities) are not anticipated as future uses of this site. Residential uses are not anticipated by UDEQ and the applicant. Uses, that are not anticipated as stated above, would be inappropriate and unacceptable for this site. Additional investigation and possible remediation would be required before the site could be used for unanticipated purposes. The Property use/uses shall comply with the COC, Site Management Plan (SMP) (dated: August 22, 2001), and Restrictive Covenants (entry # 7980650, dated: August 21, 2001) on file with the UDEQ/Division of Environmental Response and Remediation.

The COC is subject to the conditions below:

1. The Property shall not be used in a manner which may reasonably be expected to result in increased risks to human health or the environment;
2. The applicant will implement the SMP within 30 days of receipt of this COC;
3. Monitoring of groundwater and the submission of sampling results for review to UDEQ shall be continued until UDEQ approves termination of groundwater monitoring;
4. The contingency plan shall be implemented in the event that contaminant concentrations increase in concentration or migrate off-site;
5. Groundwater from the shallow aquifer located beneath the Property shall not be used or accessed via wells, pits, sumps, or other means;
6. If any demolition/disturbance of the Main Shop foundation occurs, sampling (if deemed necessary by UDEQ and the applicant) will be conducted to determine if the area has been impacted;
7. UDEQ shall be reimbursed for its oversight of the SMP, review of groundwater sampling results submitted thereunder, and any future oversight conducted by UDEQ, and;
8. The grant of access to the UDEQ or its authorized representatives to monitor compliance with the SMP shall continue.

4. Unavailability of Release of Liability

Failure to restrict the use of groundwater, comply with the SMP, zoning laws, and Restrictive Covenants as of the date of filing, and/or failure to reimburse UDEQ for all oversight costs shall constitute a change in use/uses of the Property expected to result in increased risks to human health and the environment making the release of liability unavailable as described in paragraph two above.

5. Amended Certificate of Completion

Upon completion of the SMP, the applicant, or future owners or lenders, may request the UDEQ to record an amended COC to delete compliance with the SMP as a condition of land use. UDEQ commends Steel Properties L.C. for its proactive approach to assessing and remediating contaminant concerns at the site.

Dated this 27 day of Sept, 2001.

Kent P. Gray

Kent P. Gray
Authorized Representative of the
Executive Director
Utah Department of Environmental Quality

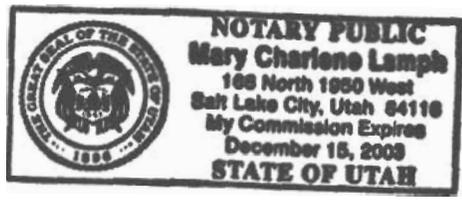
STATE OF UTAH)
 SS:
COUNTY OF Salt Lake)

On this 27 day of September, 2001, personally appeared before me Kent P. Gray, who duly acknowledged that s/he signed the above Certification of Completion as an authorized representative of the Executive Director of the Utah Department of Environmental Quality.

Mary Charlene Lamph
NOTARY PUBLIC

Residing at: Salt Lake

My Commission Expires: Dec. 15, 2003



BK8522PG7377

Attachment A
LEGAL PROPERTY DESCRIPTION

BK8522PG7378

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF LOT 1, BLOCK 6, FIVE ACRE PLAT "B", BIG FIELD SURVEY, SAID POINT BEING N 0°04'36"E 7.12 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 0°04'36"E 1029.233 FEET TO A POINT ON THE WEST LINE OF LOT 18, SAID BLOCK 6; THENCE N 89°48'44"E 761.239 FEET TO A POINT ON THE EAST LINE OF SAID LOT 18; THENCE S 0°01'05"E 945.053 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, SAID POINT ALSO BEING 20.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF AN EXISTING RAILROAD TRACK; THENCE S 46°45'29"W 133.744 FEET, PARALLEL WITH SAID RAILROAD TRACK, TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE S 89°48'47"W ALONG SAID SOUTH LINE 2.583 FEET; THENCE N 49°47'00"E 3.019 FEET; THENCE N 89°59'01"W 196.962 FEET; THENCE N 89°38'10"W 465.009 FEET; THENCE S 89°59'39"W 3.243 FEET TO THE POINT OF BEGINNING. CONTAINS 17.966 ACRES.

15-13-152-003

BK8522PG7379

8019728587 P.02
08/21/2001 12:10 PM 12.00
Book - 8491 Pg - 4732-4733
GARY W. STOTT
RECORDER, SALT LAKE COUNTY, UTAH
GALE STOTT
350 W 1700 S
SLC UT 84115
BT: RDJ, DEPUTY - W1 2 P.

RESTRICTIVE COVENANTS

Steel Properties, L.L.C. ("Steel Properties" herein), a Utah limited liability company, is the owner of real property (the "property"), situated at 550 West 1700 South in Salt Lake County, State of Utah, more particularly described on Exhibit A attached hereto and incorporated herein by reference (CERCLIS IS # UTD 009082519). Steel Properties hereby covenants and declares that use of the Property is subject to the following limitations and restrictions, which shall run with the land, as provided by law, and shall be binding on Steel Properties and all of its successors and assigns:

1. The Property may be used only for Industrial/Commercial purposes. Day care and school facilities are not permitted future uses for this property.
2. No use shall interfere with the conditions required by the Certificate of Completion issued by DERR relating to the Property including monitoring the condition of the Property and/or groundwater underlying it.
3. The Property shall not be used for any residential purpose unless demonstrated to the satisfaction of the Utah Department of Environmental Quality, Division of Environmental Quality, Division of Environmental Response and Remediation ("DERR" herein), or its successor, to meet risk-based clean up standards for the intended residential use.
4. The holder of any interest in all or any portion of the Property shall give DERR thirty (30) days prior written notice of an intent to use the Property for any residential purpose.

The foregoing restrictions shall remain in full force and effect until such time as DERR authorizes their release in writing.

Dated the 21st Day of Aug, 2001.

By: [Signature]
Steel Properties, L.L.C.

On this 21 Day of Aug of 2001, personally appeared before me, Gale J Stott, who duly acknowledged that s/he signed the above Restrictive Covenants on behalf of Steel Properties, L.L.C.



[Signature]
NOTARY PUBLIC

Residing at: 1575 So Main SLC Ut

Commission Expires: 7-22-02

EXHIBIT A

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF LOT 1, BLOCK 6, FIVE ACRE PLAT "B", BIG FIELD SURVEY, SAID POINT BEING N 0°04'36"E 7.12 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 0°04'36"E 1029.233 FEET TO A POINT ON THE WEST LINE OF LOT 18, SAID BLOCK 6; THENCE N 89°48'44"E 761.239 FEET TO A POINT ON THE EAST LINE OF SAID LOT 18; THENCE S 0°01'05"E 945.053 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, SAID POINT ALSO BEING 20.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF AN EXISTING RAILROAD TRACK; THENCE 46°45'29"W 133.744 FEET, PARALLEL WITH SAID RAILROAD TRACK, TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE S 89°48'47"W ALONG SAID SOUTH LINE 2.583 FEET; THENCE N 49°47'00"E 3.019 FEET; THENCE N 89°39'01"W 196.952 FEET; THENCE N 89°38'10"W 465.009 FEET; THENCE S 89°59'39"W 3.243 FEET TO THE POINT OF BEGINNING. CONTAINS 17.966 ACRES.

15-13-152-003

GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 GALE STOTT
 550 W 1700 S
 SLC UT 84115
 7980650
 Book 8491 Pages 4732-4733
 08/21/2001 12:10 PM 12.00

SALT LAKE COUNTY RECORDERS OFFICE
 GALE STOTT
 Date: 08/21/2001 Time: 12:11
 By: ROJ Source: W1
 Recd: 10133649

From: 7980650 To: 7980650
 040 RECORDING FEE
 1 @ 12.00 12.00
 050 PAGES
 1 @ 2.00 2.00

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 CA 20.00
 CHANGE: 8.00